

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	63794	<b>Agenda Number</b>	67.
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<b>Meeting Date:</b>	11/10/2016	<b>Department:</b>	Watershed Protection
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**Subject**

Conduct a public hearing and consider an ordinance regarding floodplain variances for construction of a commercial building and associated parking at 1000 N. Lamar Blvd within the 25-year and 100-year floodplains of Shoal Creek. (District 9)

**Amount and Source of Funding**

**Fiscal Note**

A fiscal note is not required.

<b>Purchasing Language:</b>	
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<b>Prior Council Action:</b>	November 3, 2016 - Council set a public hearing.
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<b>For More Information:</b>	Watershed Protection, Kevin Shunk, 512-974-9176; Watershed Protection, Karl McArthur, 512-974-9126
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<b>Council Committee, Boards and Commission Action:</b>	
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<b>MBE / WBE:</b>	
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<b>Related Items:</b>	
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**Additional Backup Information**

Journeyman Austin Holdings, Inc. is seeking to obtain a site development permit for a proposed 4-story commercial building located at 1000 N. Lamar Blvd. The property is a 0.33 acre parcel with former automotive service station and associated parking lot that are entirely within the 25-year and 100-year floodplains of Shoal Creek. As part of the site's redevelopment, the applicant proposes to demolish the existing building and parking lot and construct a commercial building totaling 25,900 square feet of commercial space, and two levels of parking. The proposed building will encroach into the 25-year and 100-year floodplains of Shoal Creek. The site plan application associated with the project is SP-2016-0067C.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) construct the building in a manner that causes adverse flooding impacts to other properties; 2) not provide normal access from the building to an area that is a minimum of one-foot above the design flood elevation (100-year floodplain); 3) alter the property in a way that increases its nonconformity; 4) encroach on the 25-year and 100-year floodplains of Shoal Creek with the proposed building; and, 5) exclude the building footprint from the required drainage easement.

While the finished floor elevation of the proposed building will be 13.4 feet above the 100-year floodplain, there will be water inundating the entire ground floor parking level. A summary of the depth of water during the 100-year and 25-year flood events can be found below:

Depth of water:	100-year flood event	25-year flood event
At the 10 <sup>th</sup> Street exit	8.2 ft.	6.7 ft.
At the Lamar Street exit	9.2 ft.	7.7 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.